

PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>Topeka Housing Authority</u> PHA Code: <u>KS002</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2013</u>																																																
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>744</u> Number of HCV units: <u>1,288</u>																																																
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																																																
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																																																
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">PH</th> <th style="width:50%;">HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:																																					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																																																
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: THA's mission is to successfully provide accessible, affordable housing. Success will be defined as: putting applicants, tenants, and participants first, market competitiveness, and fiscal strength and integrity.																																																
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <div style="text-align: center;">GOALS AND OBJECTIVES</div> <p>Goal 1 Increase the stock of THA owned/supported housing by at least 800 units.</p> <table style="width:100%;"> <tr> <td style="width:20%;">Objective 1</td> <td>Increase total of available Section 8, Mainstream, VASH, etc. vouchers from 1,288 to 1,600</td> </tr> <tr> <td>Objective 2</td> <td>Build 400 LIHTC in-fill units</td> </tr> <tr> <td>Objective 3</td> <td>Rehab 200 units at a site or sites to be determined</td> </tr> <tr> <td>Objective 4</td> <td>Demolish and rebuild approximately 40 units</td> </tr> </table> <p>Goal 2 Improve the quality of assisted housing</p> <table style="width:100%;"> <tr> <td style="width:20%;">Objective 1</td> <td>Improve PHAS score yearly</td> </tr> <tr> <td>Objective 2</td> <td>Improve SEMAP score yearly</td> </tr> <tr> <td>Objective 3</td> <td>Fully convert to asset management</td> </tr> <tr> <td>Objective 4</td> <td>Update/improve 744 units in original 8 AMPS</td> </tr> </table> <p>Goal 3 Increase assisted housing choices</p> <table style="width:100%;"> <tr> <td style="width:20%;">Objective 1</td> <td>Increase the number of new Section 8 landlords from 340 to 400</td> </tr> <tr> <td>Objective 2</td> <td>Increase out of poverty area renters from 60% to 65%</td> </tr> <tr> <td>Objective 3</td> <td>Implement homeownership programs that allow 10 households to purchase a home</td> </tr> <tr> <td>Objective 4</td> <td>Convert 25 Public Housing units to vouchers</td> </tr> <tr> <td>Objective 5</td> <td>Project base 50 Section 8 slots</td> </tr> <tr> <td>Objective 6</td> <td>Adjust voucher payment standards as required</td> </tr> </table> <p>Goal 4 Increase assisted housing choices</p> <table style="width:100%;"> <tr> <td style="width:20%;">Objective 1</td> <td>Make \$50,000 in security improvements at PH complexes</td> </tr> <tr> <td>Objective 2</td> <td>Designate a complex(s) for specific resident group(s)</td> </tr> </table> <p>Goal 5 Promote participant self-sufficiency</p> <table style="width:100%;"> <tr> <td style="width:20%;">Objective 1</td> <td>Increase employed adults from 85% to 95%</td> </tr> <tr> <td>Objective 2</td> <td>Assist 14 participants in acquiring job prep/training</td> </tr> <tr> <td>Objective 3</td> <td>Create and support 50 improvement teams</td> </tr> <tr> <td>Objective 4</td> <td>Assist 100 elderly/disabled persons in acquiring needed services/assistance</td> </tr> </table> <p>Goal 6 Insure equal opportunity in housing</p> <table style="width:100%;"> <tr> <td style="width:20%;">Objective 1</td> <td>Take affirmative measures to insure fair and equal access to accessible, affordable housing</td> </tr> <tr> <td>Objective 2</td> <td>Take affirmative measures to provide a suitable living environment in accessible, affordable housing</td> </tr> </table>					Objective 1	Increase total of available Section 8, Mainstream, VASH, etc. vouchers from 1,288 to 1,600	Objective 2	Build 400 LIHTC in-fill units	Objective 3	Rehab 200 units at a site or sites to be determined	Objective 4	Demolish and rebuild approximately 40 units	Objective 1	Improve PHAS score yearly	Objective 2	Improve SEMAP score yearly	Objective 3	Fully convert to asset management	Objective 4	Update/improve 744 units in original 8 AMPS	Objective 1	Increase the number of new Section 8 landlords from 340 to 400	Objective 2	Increase out of poverty area renters from 60% to 65%	Objective 3	Implement homeownership programs that allow 10 households to purchase a home	Objective 4	Convert 25 Public Housing units to vouchers	Objective 5	Project base 50 Section 8 slots	Objective 6	Adjust voucher payment standards as required	Objective 1	Make \$50,000 in security improvements at PH complexes	Objective 2	Designate a complex(s) for specific resident group(s)	Objective 1	Increase employed adults from 85% to 95%	Objective 2	Assist 14 participants in acquiring job prep/training	Objective 3	Create and support 50 improvement teams	Objective 4	Assist 100 elderly/disabled persons in acquiring needed services/assistance	Objective 1	Take affirmative measures to insure fair and equal access to accessible, affordable housing	Objective 2	Take affirmative measures to provide a suitable living environment in accessible, affordable housing
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6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p style="text-align: center;">THA Administrative Building Topeka Public Library Housing Authority Web Site</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>THA will acquire LIHTC and other resources to replace/renovate units at Pine Ridge, Deer Creek, Northland Manor, and other THA complexes depending on the availability of private sector investments and grant funds. This will involve the demolition of units judged to be beyond their useful life, and disposition of property that has no usefulness for THA. In instances in which this is a viable option, THA will create homeownership opportunities. To be viable some projects may involve project basing Section 8 vouchers.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachment</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

HOUSING NEEDS

BACKGROUND

There are 5,900 renter households in Topeka with incomes under \$20,000. Of these households, 2,500 do not have affordable housing, and 3,400 have affordable housing.

Of the 3,400 households with incomes under \$20,000 that have affordable housing 744 are in THA units (Public Housing), and 1,288 are THA Section 8, NED, Mainstream, and VASH program participants. The remaining 1,400 households are in other HUD subsidized units (project based Section 8 complexes, 202 complexes etc.).

Effectively, the private market produces no affordable housing for households at this income level. The math---the cost of money, the tax structure, insurance costs, construction costs, return on investment considerations, etc.---all work together to produce this result.

THE THREE AFFORDABLE HOUSING NEEDS

There are three fundamental housing needs. People need help...

- 1) Finding affordable housing
- 2) Paying for affordable housing
- 3) Retaining affordable housing

Some people have only one of these needs, but many households without affordable housing have more than one.

FINDING AFFORDABLE HOUSING

There are few housing options, none good, available to persons who in any combination have: a) criminal histories, particularly criminal histories that include incarceration; b) poor rental histories, c) bad credit, d) a history of institutionalization.

Without an intermediary of some sort and/or a sufficient financial guarantee landlords are likely to conclude, often based on bitter experience, that renting to persons with these characteristics is not a sound investment. More specifically, they are likely to conclude that no tenant is better for them financially than a tenant with these characteristics.

Discrimination in its many forms, directed toward a member of a protected class or toward persons not of protected classes but who have been singled out in some unfair way is also a barrier to finding affordable housing. A disability that would require substantial unit modification is also a barrier to finding housing.

PAYING FOR AFFORDABLE HOUSING

There are people that meet all of the tests of a desirable tenant who do not have affordable housing simply because they cannot pay for it. Often, these persons are elderly, temporarily or permanently disabled, or dislocated for one or more reasons---plant closings, marital breakups, ill health, etc.

RETAINING AFFORDABLE HOUSING

Persons who are in and out of the work force for one or more reasons, who have episodes of substance abuse, who are abused or who are abusive, and/or who have episodes of emotional/mental challenges have trouble retaining affordable housing.

9.0

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

STRATEGIES FOR ADDRESSING HOUSING NEEDS

THA will use four primary strategies to address the needs identified in Section 9.0 above. These include:

- 1) **AFFORDABLE HOUSING PRODUCTION**
 - The use of 9%, 4% and other tax credit programs
 - The use of bond programs
- 2) **QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT**
 - Improve PHAS score yearly
 - Improve SEMAP score yearly
 - Fully convert to asset management
 - Update/improve 744 units in 10 complexes
- 3) **PARTNERSHIPS AND COOPERATIVE AGREEMENTS**
 - Increase the number of Section 8 landlords
 - Increase out of poverty area renters
 - Increase security by housing Police Officers
 - Implement homeownership programs
 - Convert Public Housing units to vouchers
 - Project base Section 8 slots
 - Adjust voucher payment standards as necessary
- 4) **TARGETING AND TARGETED REFINEMENTS**
 - Make security improvements at PH complexes
 - Designate a complex(s) for specific resident groups
 - Promote participant self-sufficiency
 - Increase employment
 - Assist persons in acquiring needed services/assistance
 - Insure equal opportunity in housing

9.1

	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p style="text-align: center;">PROGRESS IN MEETING MISSION, GOALS</p> <p>MISSION THA's mission is to successfully provide accessible, affordable housing. Success will be defined as:</p> <ul style="list-style-type: none"> • Putting applicants, tenants, and participants first; • Market competitiveness; and, • Fiscal strength and integrity. <p>PROGRESS REPORT In general, THA is well respected in the Topeka community by elected officials, the staffs and boards of provider agencies and organizations, THA program participants, and members of the private sector. This respect comes from different persons for different reasons, but fundamentally it is a function of THA's mission focus and mission related achievements.</p> <p>AFFORDABLE HOUSING PRODUCTION/EXPANSION In the past five years the stock of THA owned/supported housing has increased by 425 units.</p> <p>QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT Over \$7 million in improvements were made in 662 units in 8 complexes from 2007 through 2011. THA built two new complexes made up of 82 new units.</p> <p>PARTNERSHIPS AND COOPERATIVE AGREEMENTS THA's "stable" of Section 8 landlords continues to grow through word of mouth testimonials from existing Section 8 landlords. As a result, the percentage of program participant living outside core poverty areas is growing as well. THA staff are active in a broad range of organizations, groups, and coalitions, and an extensive network of providers offers services to THA residents, both on and off-site.</p> <p>TARGETING AND TARGETED REFINEMENTS (a) Security Refinements THA significantly upgraded security technology at all three THA high rises in the past five years. And, THA's working relationship with the Topeka Police Department has expanded to the point that TPD officers have and regularly use offices in all five THA AMPS and at THA's central administrative office.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Definition for Substantial Deviation for the Topeka Housing Authority for 2012 Annual and Five-Year Plan</p> <p>The Topeka Housing Authority will consider the following to be significant amendments or modifications:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list other than changes made in response to statutory or regulatory changes, substantial funding reductions, and/or that have limited financial and other impact for applicants and tenants. • The addition of non-emergency projects in excess of \$200,000 in any twelve-month period; • Any change that involves increasing or decreasing the THA's existing portfolio by more than 10%.
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-

Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval:	
PHIA Name: The Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No: KS16P00250111 Replacement Housing Factor Grant No: Date of CFFP:		

Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:1)		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended		
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	173,771	173,771				
3	1408 Management Improvements	43,443	43,443				
4	1410 Administration (may not exceed 10% of line 21)	86,885	86,885				
5	1411 Audit	0	0				
6	1415 Liquidated Damages	0	0				
7	1430 Fees and Costs	0	0				
8	1440 Site Acquisition	0	0				
9	1450 Site Improvement	163,535	163,535			98,765	
10	1460 Dwelling Structures	324,702	271,202			175,153	
11	1465.1 Dwelling Equipment—Nonexpendable	56,500	90,000	10,714		49,742	
12	1470 Non-dwelling Structures	0	0				
13	1475 Non-dwelling Equipment	20020	40020	12,990		12,448	
14	1485 Demolition	0	0				
15	1492 Moving to Work Demonstration	0	0				
16	1495.1 Relocation Costs	0	0				
17	1499 Development Activities ⁴	0	0				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2011		FFY of Grant Approval:	
PHA Name: The Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250111 Replacement Housing Factor Grant No: Date of CRFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0		
19	1502 Contingency (may not exceed 8% of line 20)	0	0		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	868,856	868,856	23,704	336,108
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Activities	0	0		
23	Amount of line 20 Related to Security - Soft Costs	0	0		
24	Amount of line 20 Related to Security - Hard Costs	0	0		
25	Amount of line 20 Related to Energy Conservation Measures	0	0		
Signature of Executive Director		Signature of Public Housing Director		Date	
				7/24/12	

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHIA Name: The Topeka Housing Authority

Federal FFY of Grant: 2011

[illegible]

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Federal FFY of Grant: 2011

Grant Type and Number
Capital Fund Program Grant No: KS16P00250111
CFPP (Yes/No):
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2011

[illegible]

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PHA Name: The Topeka Housing Authority

Reasons for Revised Target Dates

[illegible]

1 Obligation and expenditure and dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2013 FFY of Grant Approval:	
PHA Name: The Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Obligated Expended
1	Total non-CFP Funds	0	
2	1406 Operations (may not exceed 20% of line 21) ³	124,865	
3	1408 Management Improvements	31,216	
4	1410 Administration (may not exceed 10% of line 21)	62,432	
5	1411 Audit	0	
6	1415 Liquidated Damages	0	
7	1430 Fees and Costs	95,000	
8	1440 Site Acquisition	0	
9	1450 Site Improvement	25,000	
10	1460 Dwelling Structures	160,811	
11	1465.1 Dwelling Equipment—Nonexpendable	75,000	
12	1470 Non-dwelling Structures	0	
13	1475 Non-dwelling Equipment	50,000	
14	1485 Demolition	0	
15	1492 Moving to Work Demonstration	0	
16	1495.1 Relocation Costs	0	
17	1499 Development Activities ⁴	0	

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2013		FFY of Grant Approval:	
PHA Name: Topoka Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFPF:				
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0			
19	1502 Contingency (may not exceed 8% of line 20)	0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	624324			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	0			
23	Amount of line 20 Related to Security - Soft Costs	0			
24	Amount of line 20 Related to Security - Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures	0			
Signature of Executive Director		Signature of Public Housing Director		Date 7/24/11	

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Federal FFY of Grant: 2013

Grant Type and Number	Capital Fund Program Grant No:	CFFP (Yes/ No):	Replacement Housing Factor Grant

100

[illegible]

² To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages

PIA Name: Topeka Housing Authority

Federal FFY of Grant: 2013

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

PHA Name: Topeka Housing Authority

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA wide	3/2015				
PNA					
005Tyler Towers	3/2015				
Chiller tower					
PHA wide	3/2015				
Appliances					
PHA wide	3/2015				
Trucks					
PHA wide	3/2015				
Landscape					
PHA wide	3/2015				
Emergency					

form HUD-50075.1 (4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Name: Topeka Housing Authority

Reasons for Revised Target Dates

Reasons for Revised Target Dates

form HUD-50075.1 (4/2008)

ATTACHMENT A

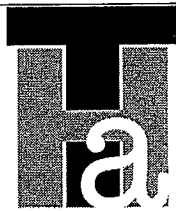
Resident Advisory Board Comments

Resident Advisory Board Comments

Topeka Housing Authority did not receive any comments on the PHA Plan from the Resident Advisory Board.

ATTACHMENT B

VAWA



THE TOPEKA HOUSING AUTHORITY
2010 S.E. California Ave Topeka KS 66607
Phone (785) 357-8842 FAX (785) 357-2648

VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY & PROCEDURES

A. Applicability

The federal Violence Against Women Act (VAWA) offers some protections against eviction for residents of Public Housing and Section 8 Housing who are victims of domestic violence, dating violence, or stalking. Additionally, admission to these program shall not be denied on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking, if the applicant otherwise qualifies for assistance or admission.

The provisions of 24 CFR Part 5, Subpart L are incorporated by reference in this VAWA policy, and these provisions shall apply if there is any conflict between federal provisions and the policies and procedures stated here.

B. Protections

1. Incidents of domestic violence, dating violence or stalking will not be considered to be serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, will not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. To protect the rights and promote the safety of victims of violence, a lease may be bifurcated (divided) so certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are preserved.
4. VAWA protections do not limit the authority of THA or a Section 8 landlord to evict or terminate assistance of the tenant or a family member for violations of the lease or family obligations that otherwise would constitute good cause to evict or grounds for termination.

C. THA Responsibilities

The following THA responsibilities are spelled out in 24 CFR Part 5, Subpart L:

1. Inform THA Public Housing tenants and Section 8 participants of their rights under VAWA, including their right to confidentiality and any exceptions to these rights and confidentiality protections.
2. Provide notice to Section 8 landlords of their rights and obligations under VAWA and related HUD regulations. In turn, Section 8 landlords are responsible for handling all requests for VAWA protections submitted on behalf of their tenants.
3. Include a description of VAWA protections in the Public Housing Dwelling Lease Agreement.
4. Implement policies and procedures to respond to VAWA protections requested by THA Public Housing tenants and occupants.

D. Procedures for Handling Requests for VAWA Protections Submitted on Behalf of Public Housing Tenants & Occupants

1. THA, at its discretion, may provide VAWA protections to a victim based solely on the victim's verbal statement or other corroborating evidence, and not require the written certification described below.
2. If THA determines that written certification of domestic violence must be provided:
 - a. THA's request for certification will be made in writing – asking the victim, or a family member on the victim's behalf – to certify that the individual is a victim of domestic violence, dating violence, or stalking.
 - b. The written request will include the following information:

- i. Use of HUD-50066 is not required; other types of certification are acceptable, and these other types are listed on the HUD-50066 form.
 - ii. The requested written certification must be returned to the specific THA employee named in the request letter, within 14 business days of receiving the request.
 - iii. If the requested written certification is not returned within 14 business days THA may evict the tenant or a family member for violations of the lease or family obligations that otherwise would constitute good cause for eviction.
- c. A copy of HUD-50066 will be enclosed with the written request from THA.
3. THA may, at its discretion, extend the deadline for submitting written certifications.

E. Processing Written VAWA Certifications

1. If written certification is requested, the victim may submit either HUD-50066 or Other Types of Certification listed below.
 - a. Form HUD-50066
 - i. It must include the name of the perpetrator.
 - ii. It may be based solely on the signed statement of the victim.
 - iii. THA will not request additional certification if a fully completed HUD-50066 is submitted.
 - b. Other Types of Certification (these are listed on HUD-50066)
 - i. Identification of the perpetrator is not required.
 - ii. May consist of a federal, state, tribal, territorial, or local police report or court record, or;
 - iii. Documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the effects of abuse. If this type of documentation is submitted:
 - The person signing the form must attest under penalty of perjury under 28 U.S.C. 1746 to the person's belief that the incident or incidents in question are bona fide incidents of abuse, and;
 - The victim of domestic violence, dating violence, or stalking must sign or attest to the documentation.
2. Confidentiality. Any document provided for this purpose will be kept confidential, which means:
 - a. THA will not enter the information contained in the documentation into any shared database;
 - b. THA will not allow employees or contractors to have access to such information unless explicitly authorized by THA for reasons that specifically call for these persons to have access to this information;
 - c. THA will not disclose this information to any other organization or person unless:
 - i. Requested or consented to in writing by the individual making the documentation,
 - ii. Required for use in an eviction proceeding, or
 - iii. Otherwise required by law.

F. Response to Conflicting Certification

1. In cases where THA receives conflicting certification documents from two or more members of a household, each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator:
 - a. THA may determine which is the true victim by requiring third-party documentation as described above in E. Processing Written VAWA Certifications, and;
 - b. In accordance with any HUD guidance on how such determinations will be made.
2. THA will honor any court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property.

G. Eviction When an Actual or Imminent Threat Exists

THA may evict or terminate assistance to any tenant or lawful occupant if THA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the Public Housing or Section 8 assisted property if that tenant or lawful occupant is not terminated from assistance.

In this context, words, gestures, actions, or other indicators will be considered an “actual imminent threat” if they meet the definition of Actual and Imminent, below.

Eviction or termination of assistance will occur only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to:

1. Transferring the victim to a different unit;
2. Barring the perpetrator from the property;
3. Contacting law enforcement to increase police presence or develop other plans to keep the property safe, or;
4. Seeking other legal remedies to prevent the perpetrator from acting on a threat.

Restrictions related to public safety cannot be based on stereotypes, but must be tailored to specific concerns about individual residents.

H. Definitions

Actual and imminent threat is a physical danger that is real, would occur soon, and could result in death or serious bodily harm. In determining whether an individual would pose an actual an imminent threat, the factors to be considered include: The duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur.

Bifurcate means to divide a lease so certain tenants can be evicted or removed while the remaining family members’ lease and occupancy rights are allowed to remain intact.

Dating violence means violence committed by a person:

1. Who is or has been in a romantic or intimate relationship with the victim; and
2. The existence of such a relationship is determined by the following:
 - a. The length of the relationship;
 - b. The type of relationship; and
 - c. The frequency of interaction between the persons involved in the relationship.

Domestic violence includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under Kansas domestic or family violence laws, or by any other person against an adult or youth victim who is protected from that person’s acts under Kansas domestic or family violence laws.

Immediate family member means, with respect to a person:

1. A spouse, parent, brother, or sister, or child of that person, or an individual to whom that person stands in loco parentis; or
2. Any other person living in the household of that person and related to that person by blood or marriage.

Stalking means:

1.
 - a. To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or,
 - b. To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and,
2. In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:
 - a. That person,
 - b. A member of the immediate family of that person, or
 - c. The spouse or intimate partner of that person.

VAWA means the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109–162, approved August 28, 2006), as amended by the U.S. Housing Act of 1937 (42 U.S.C. 1437d and 42 U.S.1437f).